
S-4495

NORTHWESTERN FAMILY EXPRESS SUBDIVISION
Minor-Sketch

Staff Report
January 15, 2015

REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner Family Express Corporation by its Vice President Todd Etzler, with consent of Jack E. Nichols, Jr., member of Northwestern LLC, the property's owner, and represented by TBird Design Services, is seeking primary approval of a one lot commercial subdivision on 2.405 acres, (a replat of lots 2, 8, and a part of lot 1 of Northwestern Gardens Addition) located between Northwestern Avenue and Lindberg Road, on the north side of Elm Drive, in West Lafayette, Wabash 18(NW)23-4. This request would eliminate three interior lot lines; the proposed use is a Family Express gas station/convenience store.

AREA ZONING PATTERNS:

The site is zoned NB (Neighborhood Business), as are a few other lots near the intersection (to the northwest and southeast). Most of the surrounding properties are zoned R1. At the northeast corner of Lindberg and Northwestern is a small area of GB (General Business), and just north of that is a PDMX tract (Planned Development-Mixed Use). Farther to the west is a large area of A (Agricultural) zoning.

AREA LAND USE PATTERNS:

These 2.4 acres, the former Smitty's grocery site and the site of a Japanese restaurant that faced Lindberg, are now vacant. To the southeast, across Elm Drive is an orthodontist's office. Adjoining on the northwest boundary (at the southeast corner of Northwestern and Lindberg) is a liquor store. At the northeast corner of the intersection is a gas station. North of the gas station is the Faith West Community Center. At the southwest corner of the intersection is a dentist's office. Purdue University's Kampen Golf Course is at the northwest corner and farther west.

TRAFFIC AND TRANSPORTATION:

The *Thoroughfare Plan* classifies Northwestern Avenue and Lindberg Road as urban primary and secondary arterials, respectively. The sketch plan shows the existing rights-of-way, which meet or exceed the standards for both arterial classifications:

- Primary standard = 80-ft
 - Northwestern Avenue R/W = 90-ft
- Secondary standard = 70-ft
 - Lindberg Road R/W = 70-ft

Entrance locations for the new Family Express from these streets must be approved by the West Lafayette City Engineer. Platting restricted access along the rights-of-way (No Vehicular Access) is not recommended by the city for this one lot replat.

The original 1927 Northwestern Gardens plat shows a 60-ft wide “Easement for Future Street” centered along the east and southeast boundaries of this property (org. Lots 2 & 8), which has been shown on the sketch plan. The existing Elm Drive does occupy part of this easement. However the part of the easement that could have connected a street to Lindberg Road was never used. Based on the 1927 dedication for this plat, this restriction (along with others) expired on July 1, 1952. The physical centerline of Elm Drive does not follow the southeast boundary line, and the required half-width right-of-way for an urban local road is 25-ft. Therefore, petitioner is proposing to vacate that portion of the Elm Drive street easement (approximate 30-ft width) that was used from the original plat and then “dedicate” the standard right-of-way (25-ft) on the final plat.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

Water mains are located along the Northwestern and Lindberg frontages (Indiana American Water Company). City sanitary sewer mains are available along Northwestern Avenue. Site drainage plans will be designed and approved through the improvement location permit process. A combination sanitary and storm main follows the east boundary line, and the sketch plan shows a proposed 20-ft wide utility and drainage easement to be platted for it.

CONFORMANCE WITH UZO REQUIREMENTS:

All the required primary building setbacks have been shown. Because the east line borders an R1 zone, a 20-ft wide Type C bufferyard is required along this part of the boundary. Depending on the City’s evaluation, it is possible that the existing vegetation will be able to offset part of this requirement.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. The part of the future street easement (from the Northwestern Gardens plat) that will be replaced by dedicated right-of-way for Elm Drive shall be vacated or removed by the appropriate process.
2. All existing easements, covenants or restrictions (not vacated or expired) shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
3. All required building setbacks shall be platted.
4. The street addresses and County Auditor's Key Number shall be shown.